

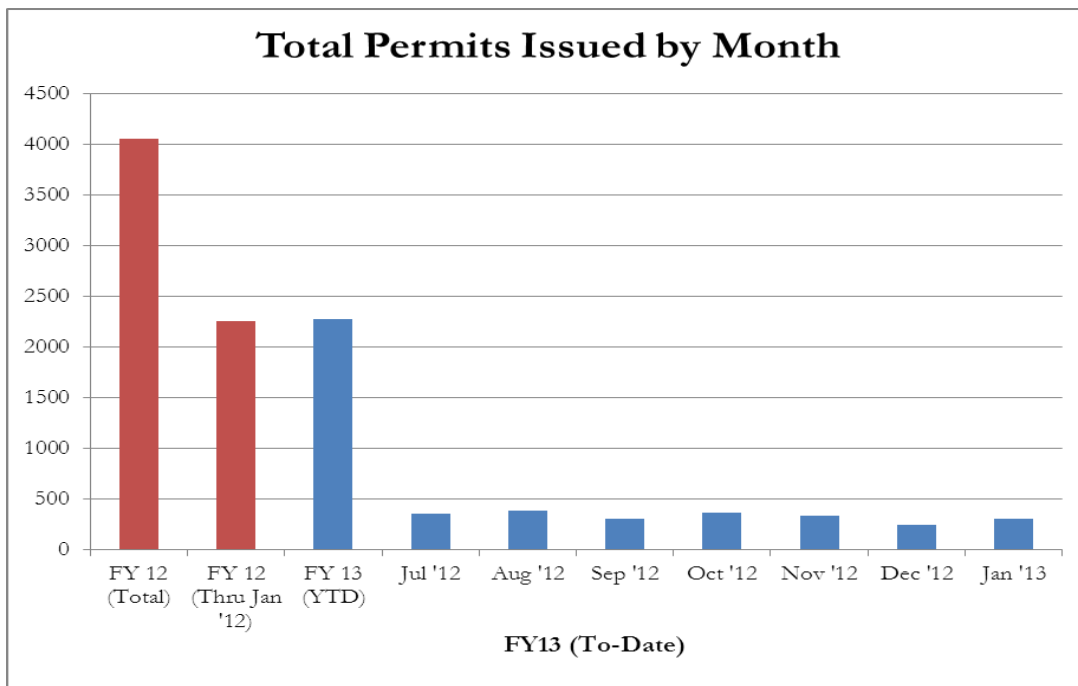


Community Planning and Development Services Monthly Activity Report (through January 2013)

Building Permits

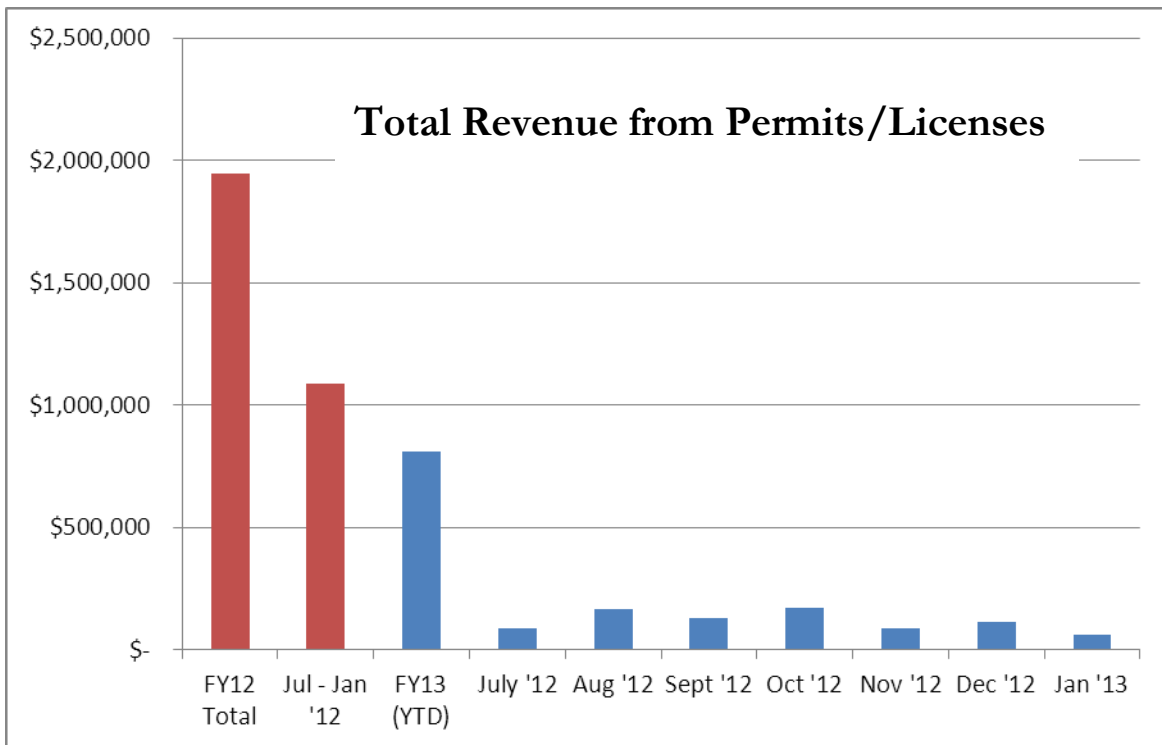
For the current fiscal year through January, we continue to stay slightly ahead of the number of permits issued during the same period last fiscal year. However the amount of revenue generated so far through those permits continues to be below last year's level.

	FY 12 (Total)	FY 12 (Thru Jan '12)	FY 13 (YTD)	Fiscal Year 2013 to date						
				Jul '12	Aug '12	Sep '12	Oct '12	Nov '12	Dec '12	Jan '13
Building Permits										
Residential/Commercial	771	420	471	59	112	69	83	58	43	47
Single-family	22	10	10	0	4	2	0	3	1	0
Demolition	11	4	4	0	2	0	1	1	0	0
Fire Protection	331	181	201	35	22	28	45	22	20	29
Mechanical, Electrical, Plumbing	2660	1516	1448	236	218	190	205	230	161	208
Occupancy										
Residential/Commercial	240	118	127	17	24	16	27	13	14	16
Single-family	18	10	14	2	0	0	3	3	5	1
Total Permits Issued by Type	4053	2259	2275	349	382	305	364	330	244	301

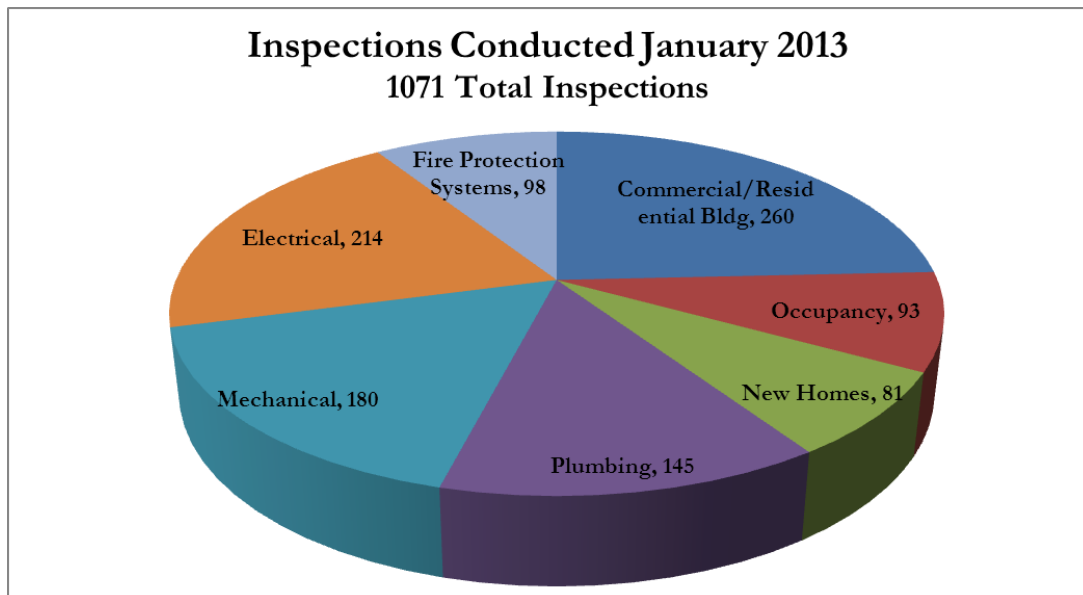


Revenue from Permits

As indicated above, the total number of permits issued is on track with the number issued last year at this point, but as shown below, the amount of revenue generated so far is below last year's figure.



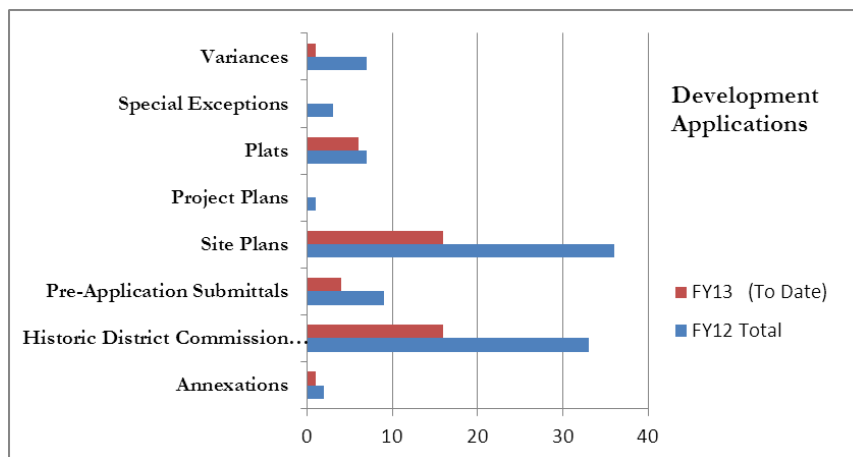
Inspections



Development Review Cases

	FY12 Total	FY13 (To Date)
Annexations	2	1
Historic District Commission cases	33	16
Pre-Application Submittals	9	4
Site Plans	36	16
Project Plans	1	0
Plats	7	6
Special Exceptions	3	0
Variances	7	1
Total	98	44

At its January 9 meeting the Planning Commission approved the subdivision applications at the site of the former Giant grocery store in the Town Center area north of Beall Ave. The JBG Company submitted a Preliminary Subdivision Plan and Final Record Plat to begin redevelopment of the site at 275 N. Washington St. The first building proposed by JBG is an approximately 25,000-square-foot, two-story building at the southwest corner of the newly created lot, fronting North Washington St. The ground floor of the building is proposed to be occupied by the Bank of America with the remainder of the ground floor proposed for retail. The second floor of the building will be office space.



Zoning Enforcement

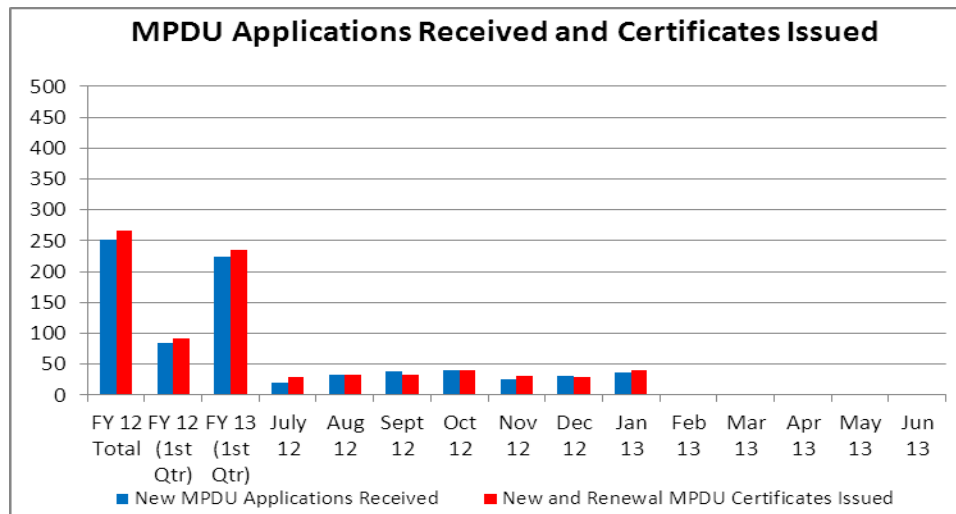
	FY 2012 Total	FY 2013 (To Date)	January 2013
Zoning Violations	107	40	5

Sign Permit Applications

	FY 2012 Total	FY 2013 (To Date)	January 2013
Sign Permit Applications	222	145	11
Sign Permits Issued	186	169	16
Sign Review Board Cases	13	2	-

Housing and Community Development Block Grant

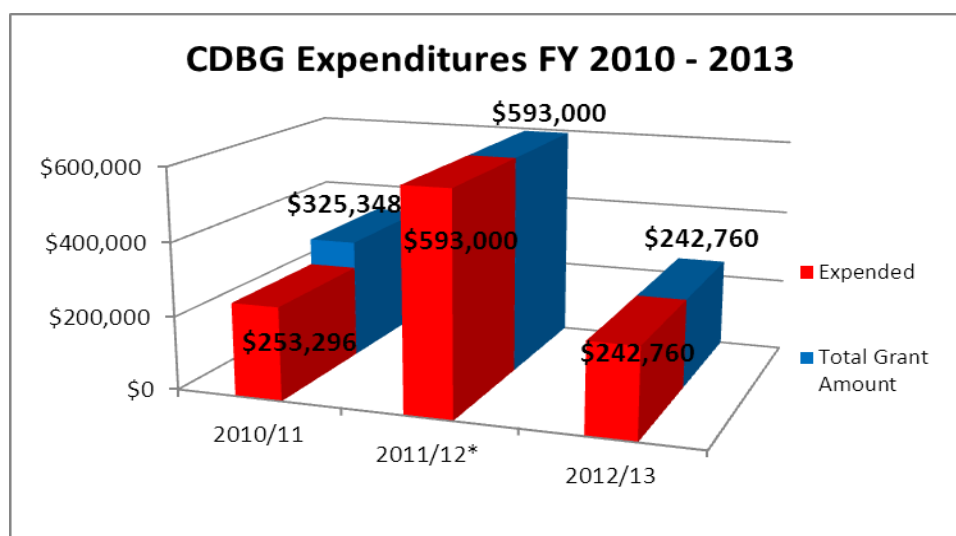
Moderately Priced Dwelling Units



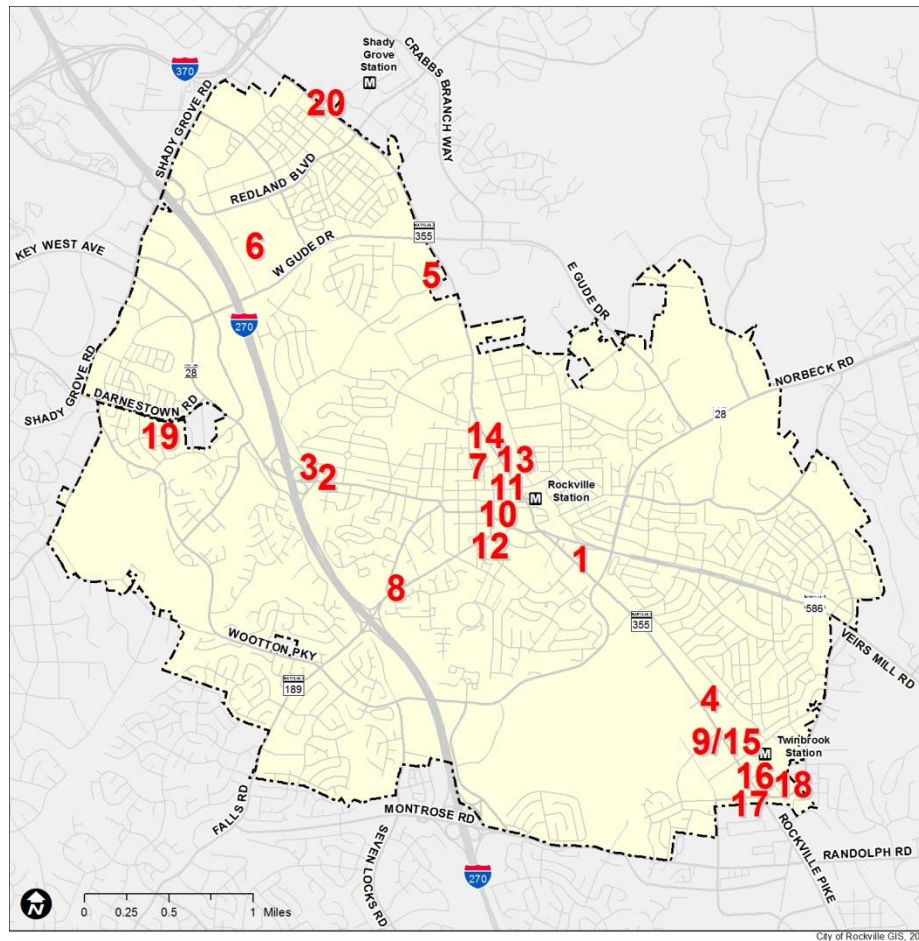
* Low and moderate income households apply to the City to be income-qualified for Rockville's MPDUs; receiving a certificate does not guarantee a MPDU will be available.

Community Development Block Grant (CDBG)

- Expended 100% of FY12/13 \$242,760 CDBG grant by January 2013 grant deadline. The funds accomplished the following activities:
 - 10 public housing units were renovated for low-income households
 - 5 homeowners were assisted with rehabilitation services to make their homes healthy, safe, and meet minimum building codes
 - Case management was provided for 58 homeless adults and children
 - 66 elderly and disabled adults were provided with supportive services by Elderly Ministries
- FY13/14 CDBG contract started at the end of January 2013



Major Development Review Projects around the City



Pre-Applications In Process

1. **718 Rockville Pike (Patient First):** Pre-Application submittal for a proposed change of use from retail to restaurant and a new medical office (Patient First). File #: PAM2013-00057
2. **727 West Montgomery Avenue (Seventh Day Adventist Church):** Pre-Application submittal for a proposed parking lot expansion at an existing place of worship. File #: PAM2011-00049
3. **731 West Montgomery Avenue (Child Care Center):** Proposed expansion of an existing residential child care center. File #: PAM2013-00056
4. **1450 Rockville Pike (BMW of Rockville):** Proposed consolidation and expansion of the service facility and structured parking. File #: PAM2013-00055
5. **15190 Frederick Road (Auto Zone):** Pre-Application submittal for a proposed new 6,784 square-foot retail store. File #: PAM2011-00048

Major Applications In Review Process

6. **201 W. Gude Drive (PEPCO Service Center):** Proposed exhibit building with ancillary lab and restrooms totaling 1,780 square feet. File #: STP2013-00146
7. **275 N. Washington Street (former Giant Site):** Final Record Plat to create 2 lots out of an existing single lot and Level 1 Site Plan submittal for the development of a 2-story building with a Bank, Office and Retail use. File #: PLT2013-00522, PLT2013-00524 and STP2013-00145
8. **626 & 628 Great Falls Road (Chinese Jehovah's Witnesses):** Proposed development of a new Place of Worship. File #: STP2012-00114

9. **1592 Rockville Pike (Twinbrook Metroplace):** Site Application implementing Phase I of the approved Project Plan for Twinbrook Metroplace. File #: STP2013-00140

Recently Approved Applications

10. **50 Maryland Avenue (Montgomery County Judicial Center):** 200,000 square-foot addition to the existing Montgomery County Judicial Center. Approved March 10, 2010 and currently under construction. File #: STP2010-00017
11. **121 Hungerford Drive (Rockville Metro Plaza):** Minor Site Plan amendment to a previously approved Use Permit. Approved April 29, 2011 and currently under construction. File # STP2011-00073
12. **209 Monroe Street (Victory Housing):** 86-unit residential senior living facility with a street closing/abandonment and preliminary subdivision plan to create seven lots. Approved October 27, 2010 and currently under construction. File #: SCA2006-00097, PLT2009-00498, PLT2011-00505, SPX2009-00378 and STP2010-00034
13. **369 Hungerford Drive (PNC Bank):** Level 1 Site Application for a Proposed Bank Facility with a Drive-Through. Approved November 11, 2012 and under building permit review. File #: STP2013-000135
14. **430 Hungerford Drive (Walgreens Drugstore):** Site Plan for a new drugstore in an existing commercial building. Approved March 14, 2012. File #: STP2012-00111
15. **1592 Rockville Pike (Twinbrook Metroplace):** Project Plan for a new mixed-use development comprised of approximately 286,000 square feet of office, retail, restaurant and health club use, a 200-room hotel and 850 multi-family residential units. Approved April 16, 2012. File #: PJT2012-00002
16. **1800 Rockville Pike (Twinbrook West):** Site Plan for a new mixed-use development comprised of approximately 100,000 square feet of retail and restaurant use and 360 multi-family residential units. Approved March 28, 2012. File #: STP2012-00101
17. **1807 Rockville Pike:** New commercial retail center including a bank with drive-through facility. Approved November 9, 2011 and currently under construction. File #: STP2011-00085
18. **1900 Chapman Avenue (Former Syms Site):** A proposed mixed-use development with 667 multi-family residential units and approximately 5,000 square feet of non-residential use. Approved August 8, 2012. File #: STP2012-00112
19. **9200 Darnestown Road (Brightview of Rockville):** Development of a 90-unit assisted living community. Approved May 25, 2011 and currently under construction. File #: SPX2010-00381, STP2011-00066 and PLT2011-00509
20. **15955 Frederick Road (Silverwood/Shady Grove, LLC):** Development of a five-story, 417-unit multi-family residential project on property approved for annexation to the City of Rockville. Approved October 26, 2011. File #: STP2011-00091 and ANX2010-00139

Special Projects

New Fire Code Now in Effect

The City adopted a new fire code, titled City of Rockville Code Chapter 9 "Fire Safety Code", which adopts the provisions of the 2012 editions of NFPA 1 Fire Code, NFPA 101 Life Safety Code, referenced standards from the aforementioned codes and the amendments to those codes as adopted by the State of Maryland and the City of Rockville. The revisions took effect January 1.

The revised code requires all residential and commercial buildings in Rockville to meet minimum standards for fire safety. It adopts all of the provisions of the Maryland state requirements, while amending some portions to align Rockville's requirements with Montgomery County and the City of Gaithersburg. This will allow for more seamless permitting, construction and inspection throughout the region.

This update serves to modernize the City's fire code which was last updated in 1979. The update allows for streamlined operation and compliance by having all fire code requirements in one location and lets them be more accessible to the citizens and customers of the City.

The draft of the code was developed with input from a committee of fire protection engineers, architects, construction association representatives, and staff from the Rockville Chamber of Commerce and Rockville Economic Development, Inc. (REDI). The code primarily focuses on commercial and multi-family buildings, with minimal impact on single family homes.

Heritage Area Amendment Approved

On January 28, 2013 the Mayor and Council of the City of Rockville approved an amendment to the Comprehensive Master Plan for the City of Rockville, Maryland to adopt by reference the entire Montgomery County Heritage Area Management Plan (Ordinance No. 2-13) and to amend the Montgomery County Heritage Area Management Plan to include a Rockville Chapter – see <http://www.rockvillemd.gov/masterplan/1-28-13%20MC%20HAA%20Draft.pdf> (Ordinance No. 2-13). Following these actions, MCHA and the governing body of the City of Rockville have submitted a proposal to the Maryland Heritage Areas Authority affirming that all State requirements have now been met and requesting the Authority's approval to enlarge the existing boundary of the Certified Heritage Area to include portions of the City of Rockville.

Maryland Heritage Areas Authority is a state economic development program with a focus on Heritage Tourism. The City can benefit from this with program eligibility for grants and loan assistance for acquisition, development, public interpretation, and programming, as well as tax incentives for the rehabilitation of non-designated historic buildings and non-historic buildings in active tourism use.